

**Doylestown Borough Planning Commission**  
**September 22, 2020**  
**Meeting Minutes**

The regular meeting of the Doylestown Borough Planning Commission was held at 7:30PM on September 22, 2020 via Zoom.

**Members present were as follows:**

Chairman Gus Perea, Vice Chairman, James Lannon, Lisa Farina, Heather Mahaley, and Kim Jacobsen

**Also present were:**

Karyn Hyland, Director of Building & Zoning, Mr. Phil Ehlinger, Deputy Borough Manager, James Dougherty, Gilmore & Associates, John VanLuvanee, Bill Rearden, Adam Goodman, Steve Vernachio, John Hornick, Greg Richardson, James Arsen, Travis North, Jim Resek, and Jeff Bean.

**CALL TO ORDER:** The meeting was called to order at 7:33PM by Mr. Perea.

**APPROVAL OF MINUTES:** On a motion from Mr. Lannon, he suggested the following corrections to the August 25th meeting minutes: 1) Correction of Dr. Naline Lai's name 2) Regarding LD Waiver, should state "expectation to comply" 3) Mr. Perea pointed out the misspelling of the word "ramp". With the corrections stated, Mr. Lannon made a motion to approve the meeting minutes with the exception of the corrections and as amended seconded by Ms. Jacobsen, the Board votes unanimously approve the August 25th meeting minutes.

**SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:**

SD/LD # 2020-05 – 318 N Main Street, 318 N Main Street Realty Associates, LLC, Proposed Commercial Development, TP# 08-05-27

Mr. VanLuvanee began the presentation stating the Traffic Impact Study has been conducted and finalized. An additional four items had been discussed at the previous meeting such as tree replacement, traffic impact study, buffer landscape, and a discussion about sidewalks connecting thru the site out to Atkinson Drive.

Mr. North discussed tree removal study and the Shade Tree Commission's review performed prior and after. As requested, Bohler tagged and tabulated trees to be removed. The Shade Tree Commission agreed with the findings of the report, which stated 1,416 caliper inches of healthy trees are being removed. Of that, 201 caliper inches are being replaced, leaving 1,215 unreplaced caliper-inches subject to the waiver request.

Mr. Perea asked if the applicant is willing to make a contribution to the Shade Tree fund. Mr. Goodman agreed \$100 per inch. Mr. Richardson commented on the traffic impact study and "will comply" with the necessary revisions. The only comment that needs to be addressed is the standard driveway along Main Street. Mr. Dougherty stated with regards to the driveway approach they will defer this to the Borough for their approval.

Mr. Hornick stated the plans are being resubmitted to include sidewalk to Atkinson. They will be added to the North corner near Atkinson.

Ms. Jacobsen made a motion, seconded by Mr. Lannon to recommend the preliminary and final review be brought before Borough Council in accordance with the plans submitted, in accordance with Bohler letter of review as where applicant states "will comply" unless PENNDOT otherwise requests curb cuts from the Atkinson driveway and the applicant complies with the proposed tree fund contribution totaling \$121,000.

**ADJOURNEMENT:** There is no further business, on a motion from Ms. Farina, seconded by Mr. Lannon, the Commission adjourned at 8:30PM.